



BANBURY DRIVE, MELTON MOWBRAY

Asking Price Of £330,000

Two Bedrooms

Freehold



DETACHED BUNGALOW

CHAIN FREE

GOOD SIZED REAR GARDEN

CLOSE TO LOCAL AMENITIES

DRIVEWAY AND GARAGE

SOUGHT AFTER LOCATION

CONSERVATORY

SOUTH SIDE OF MELTON MOWBRAY

COUNCIL TAX BAND C

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Offered with no upward chain, two bedroom detached bungalow situated on a desirable estate to the south side of Melton Mowbray. Good commuter links to Oakham, Stamford and Peterborough.

The accommodation on offer comprise; entrance porch, lounge, kitchen diner, utility room, WC, conservatory, two bedroom and a shower room. Outside the property benefits from ample off road parking, garage and a good sized rear garden.



PORCH Obscure glazed door into the porch having fitted storage cupboards, carpet flooring and door through to the lounge.

LOUNGE 14' 7" x 12' 9" (4.45m x 3.9m) Having a window to the front aspect, radiator, feature fireplace with electric fire and carpet flooring.

KITCHEN/DINER 8' 4" x 13' 4" (2.56m x 4.08m) Fitted with a modern range of wall, base and drawer units with work surfaces over, one and a half bowl stainless steel sink and drainer units, freestanding gas cooker with extractor hood over and an integrated fridge. Window to the front aspect, radiator, ample room for a dining table, wall mounted combi boiler (5 years old), cushioned vinyl flooring and an external door to the side.

UTILITY ROOM 8' 3" x 12' 0" (2.54m x 3.68m) Located to the rear of the garage having plumbing for a washing machine, Belfast sink, fitted wall units and a sliding door to the WC.

CONSERVATORY 11' 6" x 8' 0" (3.52m x 2.44m) Having patio doors from bedroom one into the conservatory which has further patio doors to the rear garden, fitted vertical blinds, power points, TV aerial point, radiator and tiled flooring.

BEDROOM ONE 13' 0" x 10' 6" (3.98m x 3.22m) Patio doors to the conservatory, radiator, fitted wardrobes and carpet flooring.

BEDROOM TWO 9' 9" x 7' 8" (2.99m x 2.35m) Having a window over looking the rear garden, radiator and carpet flooring.

SHOWER ROOM 5' 5" x 8' 3" (1.66m x 2.54m) Comprising of a vanity unit wash hand basin, close coupled WC, wall cabinets and shower cubicle. Obscure glazed window, electric shaver point, radiator and cushioned vinyl flooring.

FRONT ASPECT Having been laid with slate for low maintenance with a decorative paved circle, block paved drive providing ample off road parking, side gate giving access to the rear garden.

GARAGE 8' 2" x 16' 8" (2.5m x 5.09m) Having an up and over door, power and lighting.

BRICK STORAGE SHED 3' 2" x 5' 2" (0.99m x 1.59m)

REAR GARDEN Paved pathway to garden shed and greenhouse which has a power point, raised gravel bed with shrubs, formal lawn, mature Palm trees and established shrub borders. wood panel fencing secures the boundary.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







